

**विकास नियंत्रण नियमावली-पिंपरी-चिंचवड
महाराष्ट्र प्रादेशिक व नगर रचना
अधिनियम, १९६६ चे कलम-३७ (१अंअं)
अन्वये फेरबदल करण्याबाबतची सूचना.**

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-४०००३२
शासन निर्णय क्रमांक:-टिपीएस-१८०६/सीआर-१४३/०६/६१४३/नवि-१३
दिनांक:- १० जून, २००६

शासन निर्णय:- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(सुधाकर नागनुरे)
उप सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी.
उपसंचालक नगर रचना, पुणे विभाग, पुणे.
सहायक संचालक नगर रचना, पुणे शाखा, पुणे.
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी पाच प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी, उपसंचालक नगर रचना, पुणे विभाग, पुणे व सहायक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-१३)

Maharashtra Regional and
Town Planning Act, 1966

Notice under section 37(1AA) of
Modification to Development
Control Regulations for Pimpri
Chinchwad Municipal Corporation

GOVERNMENT OF MAHARASHTRA

Urban Development Department,

Mantralaya, Mumbai 400032.

Dated 1st June, 2006

NOTICE

No.TPS-1806/CR-143/06/6143/UD-13.

Whereas the Development Control Regulations of Pimpri-Chinchwad Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by the Government vide Urban Development Department Notification No.TPS-1890/619/CR-89/90/UD-13, dated 17th December 1990 under section 31(1) of Maharashtra Regional and Town Planning Act, 1966(hereinafter referred to as "the said Act")

And whereas, there are existing industries in Municipal Corporation area which are not running at present and various requests from applicant to allow to develop the land for the Residential purpose are being received. There is no provision in the sanctioned development control regulations to allow such development;

And whereas, Government has carefully examined the provisions of D.C.Rules of Municipal Corporation and is of the opinion that such development shall be allowed and for that purpose found it expedient in the public interest to modify the existing regulations. Govt. also found it expedient to take recourse to the provisions contained in the section 37(1AA) of the said Act;

Now therefore in accordance with the provisions contained in section 37(1AA) of the said Act, Govt. hereby publishes this notice for inviting

suggestions and objections to the proposed modification to the existing regulations contained in Schedule-A appended herewith from the public with reasons thereof within 30(thirty)days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the Dy. Director of Town Planning, Pune Division, Pune, havinghis office at S.No.74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune, who is hereby appointed as an officer under section 162 of the said Act and authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period and submit his report to Govt. The suggestions and objections received within the aforesaid stipulated period will only be considered by Govt.

Note :-

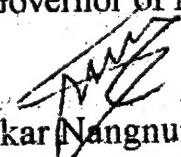
A) A copy of the proposed modification i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers on all working days duringworkinghours:

1) Dy. Director of Town Planning, Pune Division, Pune, S.No.74/2, Sahakar Nagar,Above Bank of Maharashtra, Pune-9

2) The Municipal Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.

B) This notice is also available on Govt. web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,


(Sudhakar Nangnure)
Deputy Secretary to Government

SCHEDULE -A

(Accompaniment to notice No.TPS-1806/CR 143/06/6143/UD-13)

Existing provisions of the regulations and the proposed modification are given below.

Existing Provision	Proposed Modification
<p>M.6.5-</p> <p>In accordance with the Sanctioned Regional Plan of Pune District. It has been decided as a policy to reduce the industrial acreage in Pune Metropolitan Region. In view of this, owner of all the lands in Industrial Zones may be allowed to develop such lands for residential use, if they so desire, subject to condition that besides the 10% open space the owner shall provide 10% amenity space which shall be handed over to the said Corporation free of cost. The Municipal Commissioner, Pimpri-Chinchwad Municipal Corporation. Pimpri may independently entertain development permissions for residential use for such lands against payment of premium to be decided by the Municipal Commissioner from time to time. This rule shall not be applicable to M.I.D.C. Industrial area.</p>	<p><u>Modification No.1</u></p> <p>M.6.5. Not withstanding anything contained above.</p> <p>a) With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the industrial zone may be permitted to be utilised for an officer or commercial purposes.</p> <p>b) With the previous approval of the Commissioner, any open land or lands or industrial lands in the Industrial zone. May be permitted to be utilised for any of the permissible users in the Residential zone (R-1 zone) or the Residential zone with shop line (R-2 Zone) or for those in the Commercial zone (C1 & C2 zone) subject to the following:-</p> <p>c) The conversion of Industrial Zone to Residential / Commercial Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to</p>

the workers or satisfactory arrangement between management and workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.

d) The layout or sub division of such land admeasuring about 2.00 Ha. shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post and such other amenities, as may be considered necessary, will be provided therein.

e) In such layouts or sub-divisions having area more than 2 ha. But less than 5 ha. 20% land for public utilities and amenities like electric sub-section, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.

f) In such layout of sub-division each more than 5 Ha. in area, 25% of land for public utilities and amenities like electric sub-station. Bus station, sub post office, police outpost, garden, playground school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational

space as required to be provided under these regulations.

g) The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.

h) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.

i) Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No.N.2.4 or FSI of the same shall be available for utilisation on the remaining land.

j) Note :

I) Conversion from Industrial zone to residential / commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not allowed.

II) The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be

	<p>extinguished and they will be covered in new regulation.</p> <p>III) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq.mtrs.</p>
	<p><u>Modification No. 2</u></p> <p>Following proviso shall be added after regulation N.2.4.11 as N.2.4.11(a)</p> <p>However, such FSI on the receiving plots under prescribed regulation shall be allowed to 100% of the gross plot area without deducting the required public amenity space.</p>
	<p><u>Modification No. 3 :-</u></p> <p>New proviso No. 11.3.1(a) shall be added</p> <p>However the area of FSI computation shall be 90% of the net area (after deducting amenity area) in case of change of Industrial to Residential user as specified in regulation No. M.6.5</p>



(Sudhakar Nangnure)
Deputy Secretary to Government